

FOR LEASE

**8319 Bell Creek Road
Hanover, VA 23116**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Shoppes at Bell Creek

- 1,400± SF second generation restaurant space, FF&E included
- Positioned along Bell Creek Road with strong exposure and convenient access to I-295 and Route 360, delivering steady daily traffic counts
- Lease rate: \$23/SF, NNN

Demographics	1 mile	3 mile	5 mile
2026 Population	3,689	37,201	107,058
Median Age	53.1	42.7	41.5
Avg Household Income	\$75,365	\$103,032	\$94,323

For More Information:

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Shoppes at Bell Creek

Site Plan

Suite	Tenant
A	Tattoo Shop
B	1,400 Available (second generation restaurant)
C	Vape & Tobacco
D	VA Farm Bureau
E	Kim Nails
F	Food Lion
G	Bell Hut
H	Subway
I	Bell Cottage
J	Bell Cottage
K	Mimmo's Italian Restaurant
L	Anytime Fitness
M	Anytime Fitness
N	Sportspage Bar & Grill

